

# Downtown Zoning

Planning Commission Meeting  
February 6, 2024

- Permitted and Conditional Uses
- Dimensional Requirements
- Boundaries

# Discussion: Purpose



Each zoning district has an “intent section,” describing the purpose.

This can be used to help us in future discussions and interpretation.

## ❏ Proposed “Intent”:

*The downtown zoning district is intended to encourage active commercial use and building development, contextually appropriate residential uses, and allow for ample parking.*

# Dimensional Standards

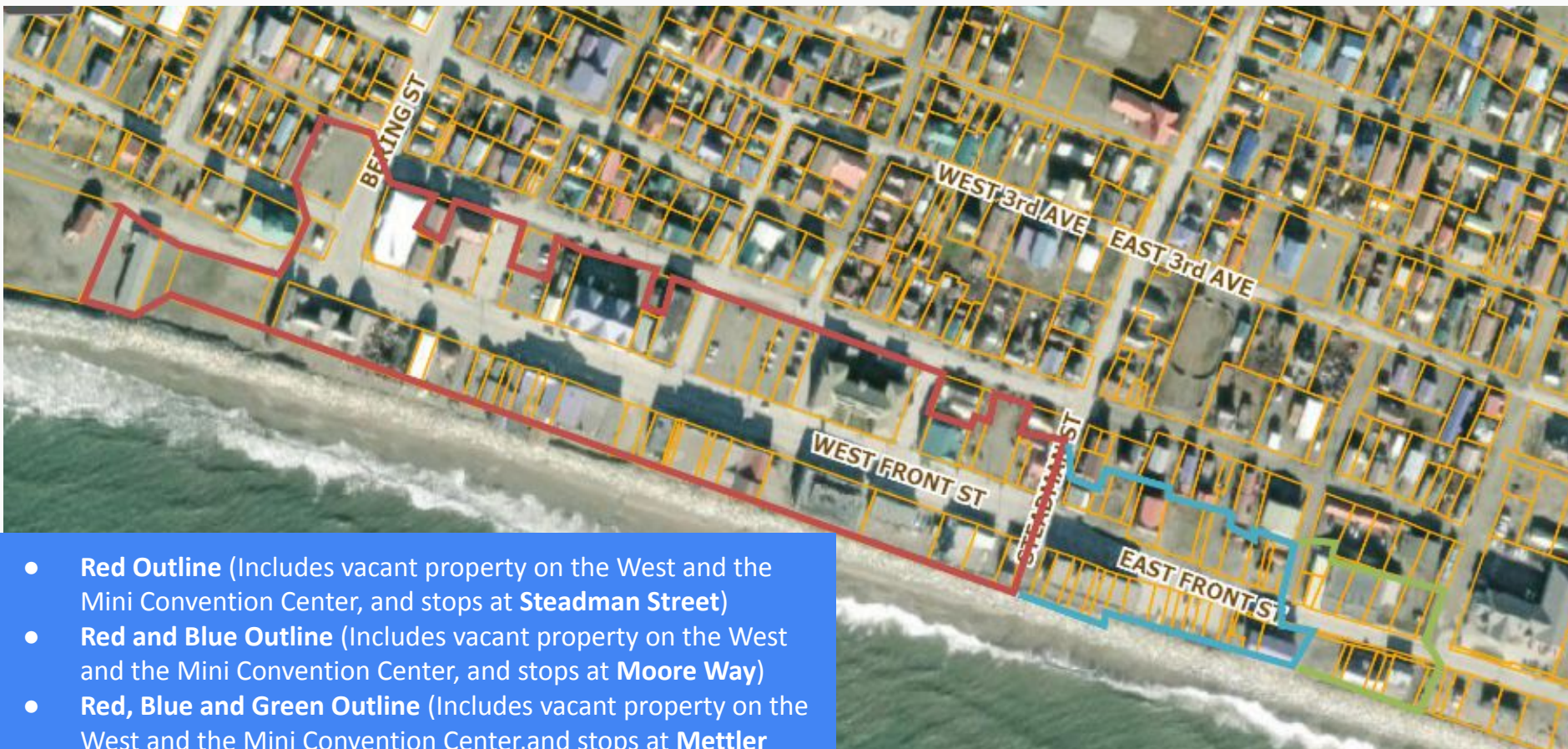


<u>Dimension Standard</u>	<u>Current</u>	<u>Proposed</u>
Lot Size	5,000 sf	<b>5,000 sf</b>
Set back from ROW	10 feet	<b>0 feet</b>
<b>Other set back</b>	<b>5 feet</b>	<b>0 feet</b>
Set back from the top bank of any drainage ditch	10 feet	<b>10 feet</b>
Set back from a closed drainage system	10 feet	<b>10 feet</b>

# Permitted and Conditional Uses



<u>Land Use / Zoning District</u>	<u>General</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Proposed Downtown</u>
<b>Civic/Institutional/Public uses</b>				
Public utility facilities or structures	Conditional use	Not allowed	Permitted	<i>Conditional use</i>
Snow dump and storage sites	Conditional use	Conditional use	Permitted	<i>Conditional use</i>
<b>Business/Commercial/Retail uses</b>				
Private storage, not including junk, or small warehouse associated with residential use/home occupations	Permitted	Conditional Use	Conditional use	<i>Conditional Use</i>



- **Red Outline** (Includes vacant property on the West and the Mini Convention Center, and stops at **Steadman Street**)
- **Red and Blue Outline** (Includes vacant property on the West and the Mini Convention Center, and stops at **Moore Way**)
- **Red, Blue and Green Outline** (Includes vacant property on the West and the Mini Convention Center, and stops at **Mettler Way**)